

**IDAHO FALLS REDEVELOPMENT AGENCY**  
**P.O. BOX 50220**  
**IDAHO FALLS, IDAHO 83405-0220**

February 21, 2013

Regular Meeting  
Minutes

Annex Conference Room

**Call to Order:** Chair Radford called the meeting to order at 12:05 p.m.

**Members Present:** Bob Barnes, Terri Gazdik, Tom Hally, Linda Martin, Chair Lee Radford, Lee Staker, and Brent Thompson.

**Members Absent:**

**Also Present:** Ryan Armbruster, Legal Counsel (via phone); Renée Magee, Agency Executive Director; Ida Hardcastle, City Council; Thane Sparks, Agency Treasurer; Brad Cramer, Assistant Planning Director; and Debra Petty, Recording Secretary.

On behalf of the Agency, Chair Radford presented a plaque to Bob Barnes in appreciation of his service as Chair from 2000 to 2013.

**Approval of Minutes:** Radford moved to approve the minutes of December 20, 2012, as presented. Motion seconded by Thompson and passed.

**Approval of Bills:** Chair Radford presented the finance report dated February 21, 2013. The following bills were presented to be paid from the Snake River Allocation Fund: Jim's Trophy, \$54.95; Kevin Machen, \$140.00; Elam & Burke, \$1,059.15. Bills to be paid from the River Commons Allocation Fund were: Rudd & Company, \$1,000.00; Elam & Burke, \$795.50. The following bills were presented to be ratified: \$165,878.96 from the Snake River Allocation Fund and \$190,643.35 from the River Commons Allocation Fund. **Martin moved to approve the bills as read. Motion seconded by Staker and passed.**

**Audit: Scott Bond, Rudd & Company:** Mr. Bond reviewed the *Financial Statements and Audit Report* and cover letter dated September 30, 2012. He said the audit was clean with no deficiencies to report. Barnes said a cash contingency fund in the amount of \$300,000 was established many years ago to cover delinquent tax revenues. He asked Mr. Bond if the fund should be shown as a restricted fund. Mr. Bond said it should be shown as restricted asset. Barnes proposed removing the contingency fund due to the Agency's strong cash position. Mr. Bond said the restriction can be removed by vote of the members. Chair Radford recommended it as an agenda item for the next meeting. Mr. Bond said, although the Agency is a separate entity, it is closely tied to the City of Idaho Falls. He said, based on the size or value of the Agency in relation to the city, it is proper to be identified as a component of the city's financial report. **Barnes moved to accept the report and authorize Magee and Sparks to file it with the Legislative Service Council. Motioned seconded by Staker and passed.**

**Request of Martek/MT Power Falls LLC:** Magee said Martek Global Services requested economic incentives from the Agency for a \$9 million construction project at Snake River Landing. Two buildings will be leased to Sciencetech/Curtiss Wright Flow Control Company. Sciencetech will create 148 jobs with an average wage of twenty-one dollars per hour. Per the

letter dated January 23, 2013, Martek asked for a letter from the Agency to Bonneville County approving a waiver by the commissioners of all or part of the personal property taxes for the next five years. However, personal property taxes are assigned within the River Commons Urban Renewal District to Ball Ventures for reimbursement for expenses for public improvements.

Lee Radford, Robert Barnes, and Ryan Armbruster met with Eric Isom and Tanya Barney, Ball Ventures, to discuss alternatives. As a result of that meeting, Magee has a draft resolution for Board consideration. In the resolution, the Agency commits \$50,000 to Ball Ventures for storm drainage improvements in lieu of the personal property tax. Ball Ventures will use the assistance to lower costs for Martek. Ball Ventures is requesting a cash reimbursement when the infrastructure is complete rather than a note. If the Agency agrees to this assistance, over \$400,000 in cash will remain in the River Commons fund. Her estimate for a waiver of property taxes ranged from \$40,000 to \$90,000 depending on the amount of personal property. Barnes said this is a good alternative to waiving personal property tax. Staker explained the City has agreed to waive about \$55,000 in fees. Magee confirmed storm drainage fees, plan review, and building permits fees are being waived. Martin is working with the client and recused herself from the vote. **Staker moved to approve \$50,000 for storm water improvements in public right-of-way for the Martek project and to authorize the chair to sign the resolution. Barnes requested the motion be amended to authorize the payment of \$50,000 when the Certificate of Occupancy is issued. Staker amended the motion. It was seconded by Thompson and passed unanimously.**

**Request for Participation in Downtown Parking Improvements:** Magee said the Mayor of Idaho Falls requested financial assistance of \$200,000 for construction of the parking lot on the Union Pacific Railroad property south of Elm and north of Maple. This will complete the Agency's participation to provide parking lost by the reconstruction of Memorial Drive. The estimated cost of construction is \$700,000. The city budgeted \$500,000 and is asking the Agency to provide the remainder. The lot is on the border of the renewal district but is a public improvement serving the southern downtown and is a result of the actions of the Agency. There are some remaining issues with Union Pacific and the city is coordinating the project with the Idaho Transportation Department. **Barnes moved to approve \$200,000 toward construction of the parking lot. Martin seconded the motion and it passed unanimously.**

**Legislative Update:** Armbruster said House Bill 135, which required a public vote for a new district, was held in committee. House Bill 137 took out antiquated language allowing renewal agencies to enter private property for inspections, surveys, and testing. It passed on the House floor. Senate Bill 1046 eliminates eminent domain for greenbelts, trails and pathways and may limit the ability of agencies to issue tax exempt debt. Legislation repealing personal property tax has not been officially introduced. The proposed legislation will impact revenue for urban renewal agencies and will be closely monitored.

**Draft of Annual Report:** Armbruster said the annual report, which is to be filed with the city by March 31, is a narrative of accomplishments of the agency in 2012. It is appropriate to include the financial statements. By state statute, the agency is to solicit public comment. Magee explained new additions and revised portions of the text in the draft annual report are in red. The annual report should be approved in March after public comment and filed with the city.

The meeting adjourned at 1:07 p.m.

Respectfully submitted,

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Debra Petty, Recording Secretary